IRONHORN ENTERPRISES

1424 4TH ST WESTWEGO, LA 70094

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

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5912 N Burdick St,
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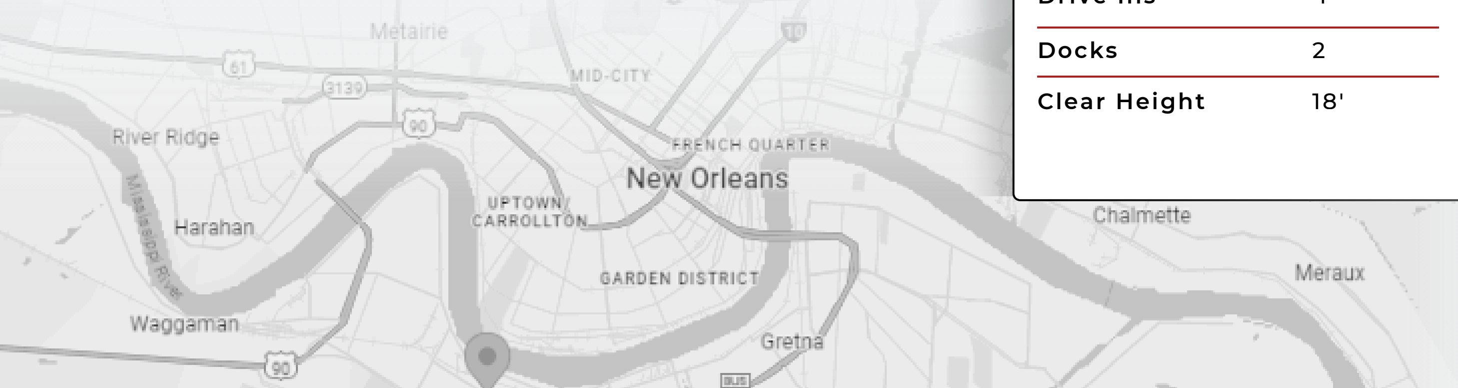
EXECUTIVE SUMMARY

1424 4th Street offers a 26,500 SF industrial facility on 0.92 acres in the New Orleans industrial market. Built in 1990, the property features 18' clear heights, four drive-in doors, and two dock-high doors, providing functionality for manufacturing, warehousing, distribution, or service operations. This owner/user opportunity combines operational flexibility with a strategic Gulf Coast location. Positioned in Westwego, the property offers quick access to US-90, I-10, and the Port of New Orleans, providing excellent connectivity for regional distribution, industrial operations, and logistics users.

THE OFFERING

Building SF	26,500
Year Built	1990
Lot Size (Acres)	.92
Drive Ins	4
Docks	2
Clear Height	18'



INVESTMENT HIGHLIGHTS

Prime Location & Accessibility: Strategically positioned near US-90, I-10, and the Port of New Orleans, offering exceptional connectivity to regional, national, and international transportation networks.

Expansive Space: The 26,500 SF facility delivers a substantial operational footprint with efficient building-to-land coverage on a 0.92-acre site.

Strategic Features: Owner/user opportunity in a supply-constrained industrial market, allowing businesses to control occupancy costs while building long-term equity.

Industrial Infrastructure: Equipped with 18' clear heights, four drive-in doors, and two dock-high doors, providing the loading versatility needed for distribution, manufacturing, and fleet operations.

Zoning Advantage: Industrial zoning supports a wide range of manufacturing, warehousing, logistics, and service-related uses, providing flexibility for future ownership and operational needs.

OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	$19,123	$19,506	$19,896	$20,294	$20,700	$21,114
INSURANCE	$8,750	$8,925	$9,104	$9,286	$9,471	$9,661
TOTAL OPERATING EXPENSES	$27,873	$28,431	$28,999	$29,579	$30,171	$30,774

PHOTOS

ABOUT NEW ORLEANS, LA

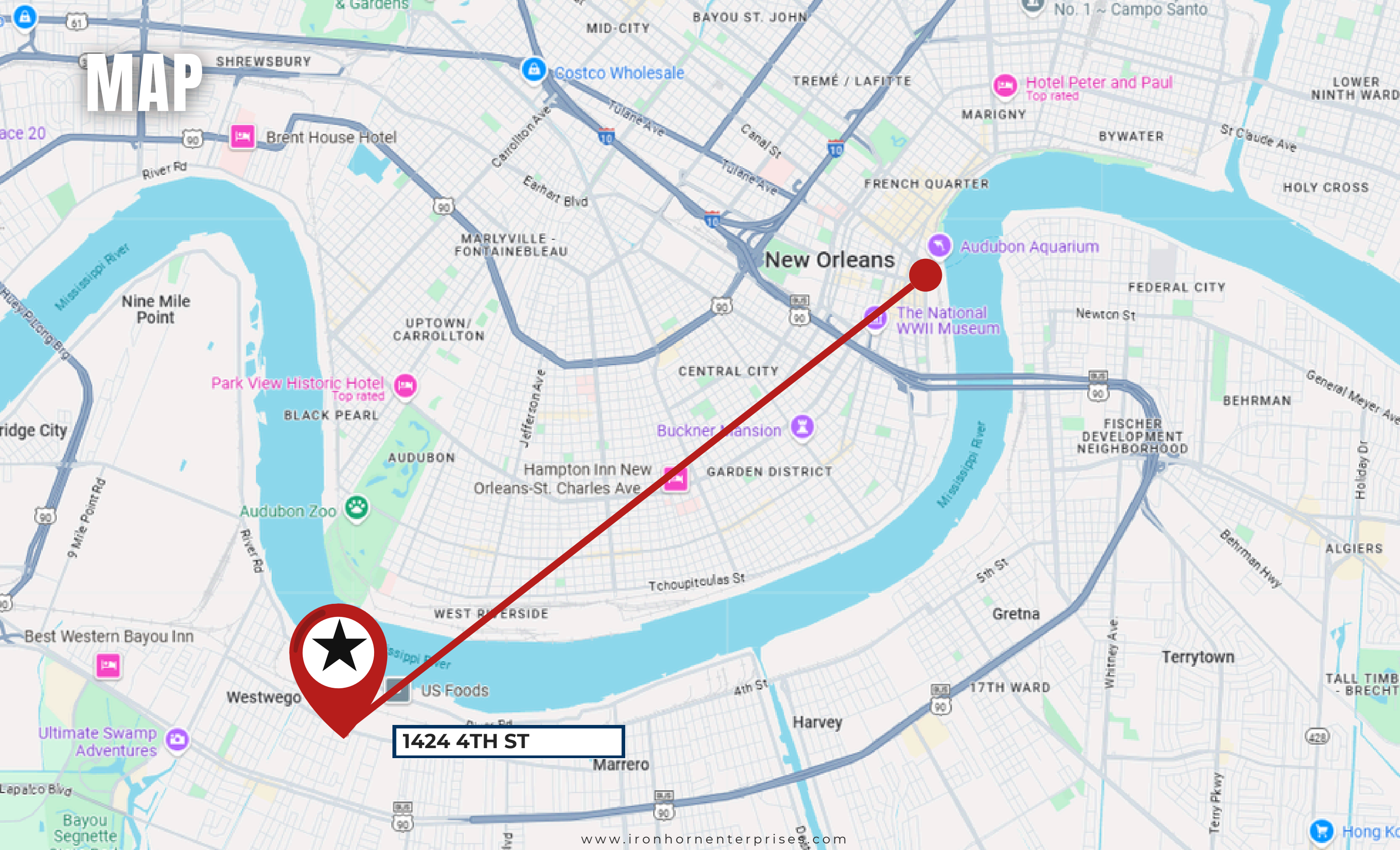
New Orleans offers a dynamic commercial real estate market driven by its strategic location, diverse economy, and strong cultural and tourism sectors. As a major hub for trade, logistics, and manufacturing, the city benefits from its proximity to the Port of New Orleans, one of the busiest in the U.S., as well as access to global markets. Additionally, New Orleans' thriving healthcare, education, and tech industries continue to attract businesses and investors. With ongoing redevelopment projects and rising demand for both office and industrial space, the market presents strong growth potential for commercial real estate investment

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	11,231	78,953	218,439
2024 ESTIMATE	11,604	81,841	226,335
2020 CENSUS	11,842	84,611	233,506

HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	4,667	31,801	92,519
2024 ESTIMATE	4,830	33,052	95,933
2020 CENSUS	4,940	34,515	99,083

INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	57,701	90,746	81,211

MAP



1424 4TH ST
New Orleans
MID-CITY
BAYOU ST. JOHN
SHREWSBURY
Costco Wholesale
TREMÉ / LAFITTE
Hotel Peter and Paul
Top rated
LOWER NINTH WARD
MARIGNY
BYWATER
St Claude Ave
HOLY CROSS
Brent House Hotel
River Rd
Carrollton Ave
Tulane Ave
Canal St
Earhart Blvd
FRENCH QUARTER
MARLYVILLE - FONTAINEBLEAU
Audubon Aquarium
FEDERAL CITY
Newton St
Mississippi River
Nine Mile Point
UPTOWN/ CARROLLTON
The National WWII Museum
CENTRAL CITY
Park View Historic Hotel
Top rated
BLACK PEARL
Jefferson Ave
General Meyer Ave
BEHRMAN
FISCHER DEVELOPMENT NEIGHBORHOOD
Buckner Mansion
AUDUBON
Hampton Inn New Orleans-St. Charles Ave
GARDEN DISTRICT
Holiday Dr
Audubon Zoo
9 Mile Point Rd
Behrman Hwy
ALGIERS
Tchoupitoulas St
5th St
WEST RIVERSIDE
Gretna
Best Western Bayou Inn
Terrytown
Westwego
US Foods
4th St
17TH WARD
Whitney Ave
Harvey
Ultimate Swamp Adventures
Marrero
Lapalco Blvd
Bayou Segnette
Terry Pkwy

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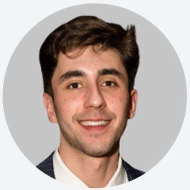

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